



PLANNING COMMISSION

Meeting of May 22, 2014

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of April 10, 2014.

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 14-010 Champlin Assisted Living Code Amendment 17.13.040 *(continued from May 8, 2014)* Code Amendment. Ryan Reeves/Craig Champlin, authorized agent/owner, request an amendment to the Land Development Code §17.13.040 to allow for an assisted living center as a conditional use in the Neighborhood Residential (NR-6) zone.

PC 14-019 Logan Self Storage – EMD Amendment *(continued from May 8, 2014)* Code Amendment & Design Review Permit. YESCO/Logan Self Storage, authorized agent/owner, request to amend the Land Development Code (LDC) to allow Electronic Message Displays (EMD) signs within 300' of residential zones if the sign is turned off at night from the hours of 10:00 PM to 6:00 AM. and a Design Review Permit for a 23 SF EMD monument sign located at 1095 North 600 West in the Industrial Park (IP) zone; TIN 05-050-0018.

PC 14-020 Grease Monkey EMD Sign *(continued from May 8, 2014)* Design Review Permit. Allied Electric Sign, authorized agent/owner, request an electronic message center sign on .77 acres at 1175 South 100 West in the Commercial (COM) zone; TIN 02-218-0003.

PC 14-021 Gray Cliff Apartments Design Review Permit. Don W. Call/Gray Cliff Apartments LLC, authorized agent/owner, request a 4-plex apartment building on 1.52 acres located at 217 North 600 East in the Mixed Residential (MR-20) zone; TIN 06-075-0007.

-Continued-

PC 14-022 LDC – 17.40 & 17.50 Code Amendment. Logan City requests to amend the Land Development Code Sections 17.40 & 17.50 to modify the Electronic Message Display (EMD) review process and instead utilize the staff-level sign permitting process to review/permit EMD signs.

PC 14-022 LDC – 17.40 & 17.50 Code Amendment. Logan City requests to amend the Land Development Code Sections 17.40 & 17.50 to modify the Electronic Message Display (EMD) review process and instead utilize the staff-level sign permitting process to review/permit EMD signs.

PC 14-023 LDC – 17.47 & 17.58 Code Amendment. Logan City requests to amend the Land Development Code Sections 17.47 & 17.58 to clarify subdivision application, phasing recordation requirements and procedures for permit expiration and extensions of time.

PC 14-024 LDC – 17.54 Code Amendment. Logan City requests to amend the Land Development Code Section 17.54 to include procedures for processing Track 1 project applications.

PC 14-025 LDC – 17.59 Code Amendment. Logan City requests to amend the Land Development Code Section 17.59 to clarify the nonconforming policies, procedures and standards.

PC 14-026 LDC – 17.18 Code Amendment. Logan City requests to amend the Land Development Code Sections 17.18 to clarify the distinction between Commercial and Industrial design and development and to clarify the Industrial building design requirements and include standards for food grade manufacturing and processing facilities.

PC 14-027 LDC – 17.37 Code Amendment. Logan City requests to amend the Land Development Code Section 17.37 to clarify minimum connectivity standards and requirements.

IV. OTHER BUSINESS

Bylaws Amendment

V. WORKSHOP ITEMS for the meeting of June 12, 2014

- ✓ PC 14-028 Bishop's Storehouse Subdivision
- ✓ PC 14-029 Taco Bell

VI. ADJOURNMENT

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“The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the municipal council as expressed in the general plan and implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.

As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.

Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) For items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*